



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 4, 2013
13012-DP-03 & 1302-SPP-03
Exhibit 1

Petition Number: 1302-DP-03 & 1302-SPP-03

Subject Site Address: 2432 South Street

Petitioner: The Anderson Corporation

Request: Petitioner requests Development Plan and Primary Plat review of 31 residential lots on 9.6 acres in the Kalorama Park PUD.

Current Zoning: Kalorama Park PUD

Current Land Use: Single-Family Residential

Approximate Acreage: Approximately 9.6 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioners Plans

Zoning History:

Ordinance 10-15
Ordinance 10-21 (amendment for Midland Trace Trail)

Staff Reviewer: Kevin M. Todd, AICP

Procedural

- Requests for Development Plan Review and Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the February 4, 2013 Advisory Plan Commission (the "APC") meeting.
- Notice of the February 4, 2013 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

The proposal is for the development and platting of a 31-lot single-family residential subdivision (the "Proposal"). The subject property is approximately 9.6 acres in size and is zoned "Kalorama Park PUD". The property is located on the north side of 171st/South Street, at the terminus of Oak Road. The Midland Trace Trail traverses the northern portion of the project site and the Proposal includes a



north/south trail connector to the Midland Trace Trail. The Proposal also includes approximately fifty (50) percent open space and preserves much of the existing wooded areas on the site.

PRIMARY PLAT REVIEW

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location - **COMPLIANT**
 - Any street related to the subdivision - **COMPLIANT**
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – **Not Applicable**
 - Title, scale, north point and date - **COMPLIANT**
 - Land use adjacent to proposed subdivision and owners names – **Staff is working with the petitioner to ensure compliance**
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - **COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner - **COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. - **Staff is working with the petitioner to ensure compliance**
 - Easements - locations, widths and purposes – **Staff is working with the petitioner to ensure compliance**
 - Statement concerning the location and approximate size or capacity of utilities to be installed – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
 - Layout of lots, showing dimensions and numbers and square footage – **COMPLIANT**
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – **Staff is working with the petitioner to ensure compliance**
 - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - **COMPLIANT**
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - **COMPLIANT**
 - Building setback lines – **COMPLIANT**



- Legend and notes - **COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- Other features or conditions which would affect the subdivision favorable or adversely – **COMPLIANT**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - **COMPLIANT**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - **COMPLIANT**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - **Not Applicable**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. – **Petitioner is working with the Hamilton County Surveyor's Office to ensure compliance**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - **Petitioner is working with the DNR office to ensure compliance**

WC 16.04.230 Principals and Standards of Design

Streets

- a) The street and alley layout shall provide access to all lots and parcels of land within the subdivision, and where streets cross other streets, jogs shall not be created. – **COMPLIANT**
- b) Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient. – **COMPLIANT**
 - Certain proposed streets, where appropriate, shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity. – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- c) Wherever there exists a dedicated or platted portion of a street or alley adjacent to the proposed subdivision, the remainder of the street or alley to the prescribed width shall be platted within the proposed subdivision. – **Not Applicable**



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- d) Widths of streets shall conform to the standards specified in the Hamilton County Thoroughfare Plan and the Westfield Thoroughfare Plan. – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- e) The maximum length of cul-de-sacs shall be six hundred (600) feet measured along the centerline from the intersection at origin to the center of the circle. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of one hundred (100) feet for streets abutting single family residential districts and one hundred twenty (120) feet for streets abutting all other districts. – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- f) Alleys shall be discouraged in residential districts but may be included in commercial and industrial areas where needed for loading, unloading, or access purposes. Alleys shall be at least 20 feet in width. – **Not Applicable**
- g) All streets should intersect at ninety (90) degree angles for a minimum distance of one hundred (100) feet measured from the intersection of right-of-way lines. In no instance shall they intersect at less than eighty (80) degree angles onto Expressways, Primary Arterials, Secondary Arterials, or Collectors; or less than seventy (70) degree angles onto Local Roads or Streets. – **COMPLIANT**
- h) At intersections of streets the property line corners shall be rounded by arcs with radii of not less than 15 feet, or by chords of such arcs. – **COMPLIANT**
- i) If the smaller angle of intersection of two streets is less than 60 degrees, the radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Plan Commission. – **Not Applicable**
- j) Intersections of more than two streets at one point shall not be permitted. – **COMPLIANT**
- k) Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted. – **COMPLIANT**
- l) Where parkways or special types of streets are involved the Plan Commission may apply special standards to be followed in their design. – **Not Applicable**
- m) When subdividing land, consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community. – **COMPLIANT**
- n) Only one street, driveway or point of vehicle access shall be permitted from a subdivision onto a primary arterial, secondary arterial, or collector. Two or more streets, driveways, or points of vehicle access may be permitted by the Plan Commission only if they are definitely needed to



improve the safety and traffic circulation in the area, or are required because of the large size of a subdivision. Subdivisions shall not be designed to permit direct access by a driveway to any primary arterial, secondary arterial, or collector. – **COMPLIANT**

- o) A temporarily dead-ended street shall be permitted in any case in which a street is proposed to be and should logically be extended but is not yet constructed. An adequate easement for a turn-around shall be provided for any such temporary dead-end street which extends 200 feet or more in length. Such easement shall be automatically vacated to abutting property owners when said dead-ended street is legally extended. – **Not Applicable**
- p) Horizontal visibility on curved streets and vertical visibility on all streets must be maintained along the center lines as follows: -- **Petitioner is working with the Westfield Public Works Department to ensure compliance**
 - 1) Primary Arterials and Secondary Arterials 500 feet
 - 2) Collectors 300 feet
 - 3) Local Roads or Streets 150 feet
- r) Curvature measured along the center line shall have a minimum radius as follows: -- **Petitioner is working with the Westfield Public Works Department to ensure compliance**
 - 1) Primary Arterials and Secondary Arterials 500 feet
 - 2) Collectors 300 feet
 - 3) Local Roads or Streets 150 feet
- s) Between reversed curves on primary arterials and secondary arterials there shall be a tangent of not less than 100 feet; on collectors and local roads and streets such tangent shall be not less than 40 feet. -- **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- t) Maximum grades for streets shall be as follows: -- **Petitioner is working with the Westfield Public Works Department to ensure compliance**
 - 1) Primary arterials and secondary arterials; not greater than six percent (6%).
 - 2) Collectors and local roads and streets, not greater than ten percent (10%).
- u) The minimum grade of any street gutter shall not be less than three-tenths percent (0.3%). -- **Petitioner is working with the Westfield Public Works Department to ensure compliance**



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- v) No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevation between three (3) and twelve (12) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of-way lines and a line connecting points: -- **COMPLIANT**
- Forty (40) feet from intersections of Collectors or Local Roads or Street,
 - Seventy-five (75) feet from intersections of Expressways, Primary Arterials, or Secondary Arterials, and
 - Ten (10) feet from intersections of driveways or alleys.
- w) No driveway shall be located within 75 feet of the intersection of two street lines. – **Lot 1 to be reviewed at building permit stage; all other lots are COMPLIANT**
- v) Minimum Right-of-way Width -- Minimum right-of-way widths that are required to be dedicated to Hamilton County or the Town of Westfield are established as follows: -- **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- | | |
|---------------------------|----------|
| • Expressways | (vary) |
| • Primary Arterials | 120 feet |
| • Secondary Arterials | 90 feet |
| • Collectors | 80 feet |
| • Local Roads and Streets | 50 feet |
- w) At the intersection of any proposed Local Road or Street with an Expressway, Primary Arterial, Secondary Arterial, or Collector; acceleration lanes, deceleration lanes, passing lanes, or left turn lanes may be required to be constructed. -- **Petitioner is working with the Westfield Public Works Department to ensure compliance**

Blocks

- Blocks should not exceed 1250 feet in length. – **Not Applicable**
- Blocks shall be of sufficient width to permit two tiers of appropriate depth, except where an interior street parallels an expressway, primary arterial, or secondary arterial. – **Not Applicable**

Lots

- All lots shall abut on a street. – **COMPLIANT**
- Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets, some variation from this rule is permissible, but pointed or very irregular lots should be avoided. – **COMPLIANT**
- Corner residential lots shall be of sufficient width to permit appropriate setbacks from both streets. – **Not Applicable**



Easements

Easements for utilities shall be provided. Such easements shall have a minimum width of 20 feet, and where located along lot lines, one-half of the width shall be taken from each lot. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure their proper placing and the installation of such services. – **Petitioner is working with the Westfield Public Works Department, Hamilton County Surveyor's Office and other service providers to ensure compliance**

Building Setback Lines

Building Line Exception – In any subdivision a variance of ten percent in the minimum building line width may be permitted as long as the square foot area requirement is not lessened below the established minimums; provided further, this exception may only be applicable to ten percent of the lots in the proposed subdivision. In calculating the number of lots eligible, any fraction shall be considered as the next highest whole number. – **Not Applicable**

Green Belt Space

All subdivisions of more than five (5) acres shall set aside a minimum gross area for the purpose of development into green belt space:

- SF1 5% of gross area – **Not Applicable**
- SF2 8% of gross area – **Not Applicable**
- SF3 12% of gross area – **Not Applicable**
- SF4 15% of gross area – **Staff is working with the petitioner to ensure compliance**

- A public way, crosswalk or easement not less than 15 feet in width shall be provided for access to the required green belt space. – **COMPLIANT**

- Green belt space, where applicable, shall be placed adjacent to or connected to existing or proposed green belt space located on adjoining property. – **Not Applicable**



KALORAMA PARK PUD DEVELOPMENT REQUIREMENTS

Kalorama Park PUD Standards (Ord. 10-15)

Section 2.2. Uses

The Real Estate shall be developed for detached single-family residential use in substantial compliance with the concept plan attached hereto as Exhibit 3 (the "Concept Plan") and Exhibit 4 ("Phase I Master Plan"). The total number of residential dwelling units permitted on the Real Estate shall not exceed 40 dwelling units. – **COMPLIANT** (31 dwellings)

Section 2.3. Development Standards (see Exhibit 7 below)

Exhibit 7: Residential Development Standards

The Following architectural standards shall be required and applicable to all residences constructed upon the Real Estate:

1. Brick, stone, stucco, wood or composite siding (hardie board) materials are permitted. Wood; composite board; aluminum, vinyl clad and fiberglass windows and/or soffits are permitted. The use of wood and aluminum fascia and guttering are also permitted. – **To be reviewed at building permit stage**
2. Windows shall appear on all four (4) elevations of houses. – **To be reviewed at building permit stage**
3. Developer's vendor will install one mailbox grouping for each Cottage Cluster and Small Home Cluster. – **To be reviewed at building permit stage**
4. Chimneys occurring on the exterior of the house shall be constructed of Natural Materials. – **To be reviewed at building permit stage**
5. Driveways may be constructed of porous material. Concrete, stone or brick pavers shall be permitted. – **To be reviewed at building permit stage**
6. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detail and exterior wall materials. Long, massive, unbroken exterior building walls shall be avoided. – **To be reviewed at building permit stage**
7. Crawl space foundations and/or garage foundations may be poured wall or concrete block construction. Slabs are not a permitted floor system, with the exception of garages and porch areas. – **To be reviewed at building permit stage**



8. Equipment vents are to be located to be minimally visible from the street frontage and shall be color coded to match the trim or roofing materials. – **To be reviewed at building permit stage**
9. All residences shall have a minimum square footage as set forth in the Small House Cluster Standards (see Exhibit 9) or Cottage Cluster Standards (see Exhibit 8). – **See Exhibit 8 and Exhibit 9**

Section 2.4. Infrastructure Standards

The applicable standards for streetscape improvements, street improvements and cross-sections, alleys and other vehicular or pedestrian ways, stormwater control, erosion control and any other infrastructure-related standards shall be permitted as approved by the Westfield Public Works Department Director. The Public Works Director is hereby authorized to (but not required to) alter, change, exclude, delete or modify any normally applicable rules or regulations within his/her jurisdiction applicable to the Real Estate in order to accomplish the environmental and design objectives of the Developer. – **Petitioner is working with the Westfield Public Works Department to ensure compliance**

Section 2.5. Landscaping Standards

- A. The following plantings shall be installed on the Lots. – **Staff is working with the petitioner to ensure compliance**

	Small Home	Cottage
Shade and/or evergreens	2	1
Ornamental trees	1	1
Shrubs	8	8

- B. The tree protection standards included in Exhibit 5 shall be applicable to the Real Estate – **See Exhibit 5 below**

Exhibit 5. Tree Protection

1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating "Tree Preservation Zone" prior to commencing any land disturbance. Fences need to remain in place during all phases of construction. They shall not be removed until the construction is finished unless the Community Development Director gives written consent. – **To be reviewed at site construction stage**



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2. The protective zone for woodland groups and specimen trees shall be specified in the development plan(s) for the project, but shall be no less than the total area beneath the trees' canopy defined by the farthest canopy of the tree(s) plus an additional 5 feet, except as noted herein. – **Staff is working with the petitioner to ensure compliance**
3. Prior to commencing any land disturbance, a pre-construction meeting shall be held with the Community Development Department, representatives from the Developer, contractor and builder. – **To be coordinated with WPWD and addressed prior to site construction stage**
4. No materials or construction debris shall be stored, discharged, or abandoned in the tree preservation zones. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any root system. – **To be monitored during site construction stage**
5. No equipment or construction traffic shall be driven or parked within the tree preservation zones. – **To be monitored during site construction stage**
6. The Developer shall agree to keep an arborist on staff until completion of the construction project. – **Staff is working with the petitioner to ensure compliance**

Tree Conservation Areas. The Builder and/or Developer will endeavor to conserve trees within Common Area A, Common Area B, and Common Area C as identified in Figure 1.

1. Common Area A: Generally described as the east perimeter of the real estate. This area is designated to be maintained in a reasonably "natural" state. Best efforts shall be used to preserve quality young and mature existing trees. This area is considered a distinguishing feature, and efforts will be made to protect and preserve it during design, construction and post-construction. Trails may be constructed in this area. – **Staff is working with the petitioner to ensure compliance**
2. Common Area B: Generally described as the area within the development designated for circulation, passive and active recreation, and areas designated for storm water management. This area will have varying levels of maintenance. Best efforts shall be used to preserve quality young and mature existing trees. – **Staff is working with the petitioner to ensure compliance**
3. Common Area C: Generally described as the tree conservation and courtyard area for each of the four housing clusters. Existing trees in these areas will remain as shown on



Exhibits 3 and 4. Best efforts shall be used to preserve quality young and mature existing trees. – **Staff is working with the petitioner to ensure compliance**

- C. To the extent that the tree protection standards in Exhibit 5 conflict with the terms included in this PUD Ordinance or with the terms of the Zoning Ordinance, the terms included in Exhibit 5 shall prevail. – **COMPLIANT**

Section 2.7. Amenities and Maintenance

- A. Amenities. The amenities as referenced in Exhibit 6 (the “Amenities”) shall be provided on the Real Estate. – **See Exhibit 6 below**

Exhibit 6. Amenities and Maintenance

1. Extensive preservation of natural areas and open space (approximately 50%). – **Staff is working with the petitioner to ensure compliance**
2. Trail and walk network within development.
 - a. Accommodations shall be made for construction of the Midland Trace Trail (the “Trail”) through the Real Estate. Real property of an appropriate width and dimension to allow the Trail to extend across the Real Estate in substantial compliance with the Trail route shown on Exhibit 3 (identified as “Midland Trail”), or a route otherwise agreed to by the City of Westfield, shall be dedicated to the City of Westfield at the time of secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield. Upon approval of this PUD ordinance, at the City’s request and until such time as the Trail property is dedicated to the City of Westfield, the Developer shall provide the City of Westfield will all easements, permissions and rights of entry deemed necessary by the City of Westfield to permit the construction and public use of the Midland Trace Trail on the Real Estate in the location on the Real Estate referred to in this paragraph. – **COMPLIANT**
 - b. A north/south trail (Lovers Lane) connecting Midland Trace to South Street/Oak Road intersection. The surface of this path may vary. Materials may include asphalt, stone and wood chips/mulch. – **COMPLIANT**
 - c. Cluster connections via internal walks and connections to trails and sidewalks shall be provided. Such connections may vary in materials (mulch, stone or other materials determined by the Developer may be used) and width (not less than 4’ in width in any location). – **COMPLIANT**



3. Network of points of interest throughout entire development.
 - a. Gateway markers to Lovers Lane. – **Staff is working with the petitioner to ensure compliance**
 - b. Linear arboretum along Lovers Lane with identifying markers and explanation of trees -- **Staff is working with the petitioner to ensure compliance**
 - c. Two wooden bridges (boardwalks) along Lovers Lane – **Staff is working with the petitioner to ensure compliance**
 - d. Blue bird boxes along east property line. – **Staff is working with the petitioner to ensure compliance**
 - e. Walks and/or paths in front of cottages (minimum 4' in width). – **COMPLIANT**
 - f. Outdoor Sculptures (3 minimum). – **Staff is working with the petitioner to ensure compliance**
- B. Membership. All property owners within the residential Clusters of the Real Estate shall automatically, upon taking title to the property, become members of a Property Owners Association organized to assume the maintenance responsibilities for the Amenities. – **Not administered by the City; not applicable to this development plan**

Exhibit 8. Cottage Cluster Standards

Cottage Cluster Size. – Cottage Clusters shall contain a minimum of four (4) and a maximum of twelve (12) dwelling units located in clusters. The Development may contain more than one Cottage Cluster. – **Staff is working with the petitioner to ensure compliance**

Special Site Requirements for Cottage Clusters.

Density, Lot Coverage, Height, Build-to Lines and Parking Requirements.

- Minimum Lot width – 25' – **COMPLIANT** (35.69' = shortest [Lot 11])
- Distance between the build-to line and the property line facing the cluster courtyard or Kalorama Parkway (the "Front Yard") – 10' – **Not applicable**
- Build to Lines – Established by cluster plat -- **Staff is working with the petitioner to ensure compliance**



- Minimum Distance Between Structures (including accessory structures) -- 6' – **To be reviewed at building permit stage**
 - Maximum Height for Cottages – 24' – **To be reviewed at building permit stage**
 - The minimum road frontage standards of the Zoning Ordinance shall not apply to this Development. – **COMPLIANT**
 - Minimum Lot Size -- 1,500 sq.ft. – **COMPLIANT** (4,221 sq.ft = smallest [Lot 17])
 - No other setback requirement normally applicable to individual single-family building lots established in the Zoning Ordinance shall apply to the Development. – **COMPLIANT**
1. Cottage Floor Area.
 - a. The minimum floor area of each cottage home shall be 750 square feet. – **To be reviewed at building permit stage**
 - b. Each cluster shall have a variety of shapes, sizes, colors and architectural details. No two houses in a cluster shall appear alike. – **To be reviewed at building permit stage**
 2. Architecture.
 - a. Cottages shall have a roofed porch at least 64 square feet in size with a minimum dimension of eight feet on any side. – **To be reviewed at building permit stage**
 - b. Cottage porch elevations shall be a minimum of 24" above the average elevation of the build-to line. – **To be reviewed at building permit stage**
 - c. All cottages shall be separated by a wood fence constructed on the courtyard property line side, which shall be no less than 24" tall and no greater than 36" tall. – **To be reviewed at building permit stage**
 - d. The architectural theme of the Cottage Clusters shall be substantially consistent with the conceptual elevations included in Figure 2. – **To be reviewed at building permit stage**



3. Parking & Screening.

A. Parking Requirements. Parking shall be: -- Not applicable to this project. Common parking as described is not provided.

- i. Located on the cottage cluster property.
- ii. Located in clusters of not more than five adjoining parking spaces.
- iii. Prohibited in the front yard setback area.
- iv. Prohibited within 40 feet of an external street right-of-way and 10' of Kalorama Parkway right-of-way.
- v. A pitched roof design is required for all parking structures.
- vi. Other conflicting parking standards of the Zoning Ordinance (as determined by the Community Development Director) shall not apply to the Development.

B. Screening Requirements.

- i. Boundaries between small home dwellings and other sections within the development shall be screened with landscaping to reduce the appearance of bulk or intrusion onto adjacent properties, or otherwise treated (e.g., through setbacks or architectural techniques) to meet the intent of this section. – **Staff is working with the petitioner to ensure compliance**
- ii. Plans for such screening shall be submitted at the time of development plan review. – **Staff is working with the petitioner to ensure compliance**

Exhibit 9. Small Home Cluster Standards

Small Home Cluster Size. – Small Home Clusters shall contain a minimum of four (4) and a maximum of twelve (12) dwelling units located in clusters. The Development may contain more than one Small Home Cluster. – **Staff is working with the petitioner to ensure compliance**



Special Site Requirements for Small Home Clusters.

Density, Lot Coverage, Height, Build-to Lines and Parking Requirements.

- Minimum Lot width – 35' – **COMPLIANT** (35.69' = shortest [Lot 11])
- Distance between the build-to line and the property line facing the cluster courtyard or Kalorama Parkway (the "Front Yard") – 10' – **Not applicable**
- Minimum Distance Between Structures (including accessory structures) -- 6' – **To be reviewed at building permit stage**
- Maximum Height for Small Homes – 32' – **To be reviewed at building permit stage**
- The minimum road frontage standards of the Zoning Ordinance shall not apply to this Development. – **COMPLIANT**
- Minimum Lot Size -- 1,500 sq.ft. – **COMPLIANT** (4,221 sq.ft = smallest [Lot 17])
- No other setback requirement normally applicable to individual single-family building lots established in the Zoning Ordinance shall apply to the Development. – **COMPLIANT**

1. Small Home Floor Area.

- a. The minimum floor area of each cottage home shall be 1,200 square feet. – **To be reviewed at building permit stage**
- b. Each cluster shall have a variety of shapes, sizes, colors and architectural details. No two houses in a cluster shall appear alike. – **To be reviewed at building permit stage**

2. Architecture.

- a. Small Homes shall have a roofed porch at least 64 square feet in size with a minimum dimension of eight (8) feet on any side. – **To be reviewed at building permit stage**
- b. Small Home porch elevations shall be a minimum of 24" above the average elevation of the build-to line. – **To be reviewed at building permit stage**
- c. The architectural theme of the Small Home Clusters shall be substantially consistent with the conceptual elevations included in Figure 3. – **To be reviewed at building permit stage**



3. Parking & Screening.

A. Parking Requirements. Parking shall be: -- Not applicable to this project. Common parking as described is not provided.

- i. Located on the Small Home cluster property.
- ii. Located in clusters of not more than five adjoining parking spaces.
- iii. Prohibited in the front yard setback area.
- iv. Prohibited within 40 feet of an external street right-of-way
- v. A pitched roof design is required for all parking structures.
- vi. Other conflicting parking standards of the Zoning Ordinance (as determined by the Community Development Director) shall not apply to the Development.

B. Screening Requirements.

- i. Boundaries between Small Home dwellings and other sections within the development shall be screened with landscaping to reduce the appearance of bulk or intrusion onto adjacent properties, or otherwise treated (e.g., through setbacks or architectural techniques) to meet the intent of this section. – **Staff is working with the petitioner to ensure compliance**
- ii. Plans for such screening shall be submitted at the time of development plan review. – **Staff is working with the petitioner to ensure compliance**



WESTFIELD DEVELOPMENT REQUIREMENTS

Development Plan Review (WC 16.04.165)

1. Zoning District Standards – See **“KALORAMA PARK PUD DEVELOPMENT REQUIREMENTS”** starting on **Page 8**
2. Overlay District Standards – **The property does not fall within an overlay district.**
3. Subdivision Control Ordinance – See **“PRIMARY PLAT REVIEW”** starting on **Page 2**
4. Development Plan Review (WC 16.04.165, D5)
 - a. Site Access and Site Circulation:
 - (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; -- **Petitioner is working with the Westfield Public Works Department to ensure compliance**
 - (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; -- **Petitioner is working with the Westfield Public Works Department and the Westfield Fire Department to ensure compliance**
 - (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – **COMPLIANT**
 - b. Landscaping – See WC 16.06 et seq.
 - On-Site Standards -- See **“KALORAMA PARK PUD DEVELOPMENT REQUIREMENTS, Ordinance 10-15, Section 2.5”**
 - Road Frontage Standards – 1 shade tree per 30’ (South Street)– **Staff is working with the petitioner to ensure compliance**
 - Buffer Yard Standards – **Staff is working with the petitioner to ensure compliance**
 - North (SF-3) – 20’ yard; 1 evergreen tree and 5 evergreen shrubs per 30’
 - South (SF-3) – 20’ yard; 1 evergreen tree and 5 evergreen shrubs per 30’
 - East (AG) – 40’ yard; 1 evergreen tree and 5 evergreen shrubs per 30’
 - West (AG-SF1/SF-2/MF-2) – 20’ yard; 1 evergreen tree and 5 evergreen



shrubs per 30'

- Parking Lot Standards – **Not Applicable**
- c. Lighting – See WC 16.07 et seq. – **Staff is working with the petitioner to ensure compliance**
- d. Signs – See WC 16.08 et seq. – **Not Applicable**
- e. Building Orientation. – **See “KALORAMA PARK PUD DEVELOPMENT REQUIREMENTS, Ordinance 10-15, Exhibit 7, Exhibit 8, and Exhibit 9”**
- f. Building Materials. – **See “KALORAMA PARK PUD DEVELOPMENT REQUIREMENTS, Ordinance 10-15, Exhibit 7, Exhibit 8, and Exhibit 9”**

5. Comprehensive Plan Compliance – **The Westfield-Washington Township Comprehensive Plan identifies the subject property as being located within the “Downtown” land use classification. This classification recommends a diversity of land uses, including residential development.**

6. Street and Highway Access – **Petitioner is working with the Westfield Public Works Department to ensure compliance**

7. Street and Highway Capacity – **Petitioner is working with the Westfield Public Works Department to ensure compliance**

8. Utility Capacity – **Petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity**

9. Traffic Circulation Compatibility – **Petitioner is working with the Westfield Public Works Department to ensure compliance**

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.